84- 3540 /

RIVERSIDE RS-1B GUIDELINES

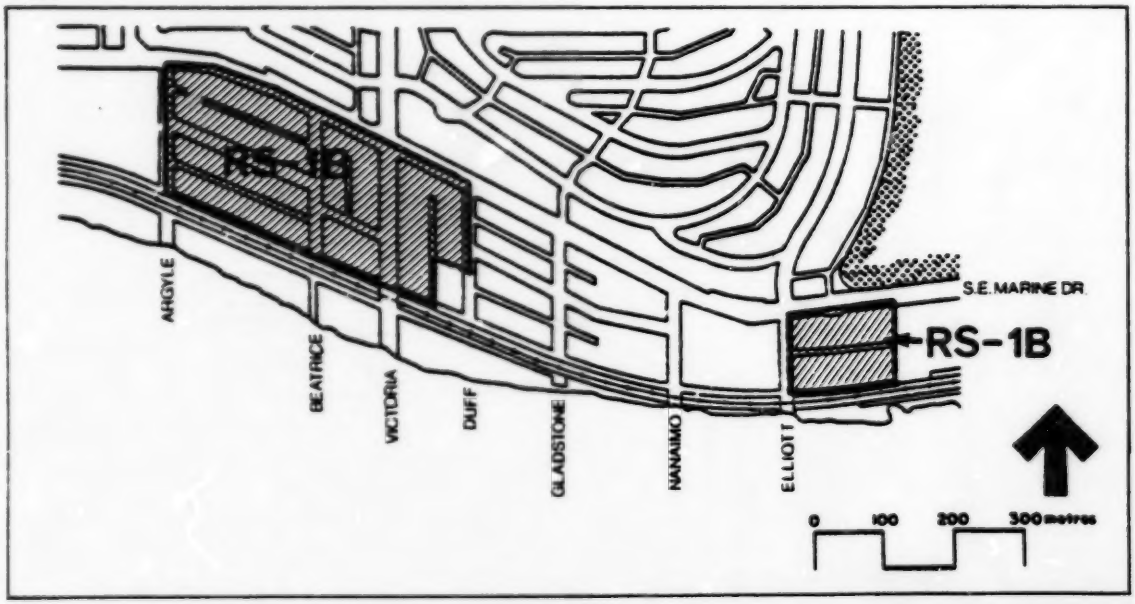
Adopted by City Council August 9, 1983

NOTE: These guidelines are organized under standardized headings which are being used for all guideline reports. As a consequence, there are gaps in the numbering sequence where no guidelines apply under a standardized heading.

1 APPLICATION AND INTENT

These guidelines are to be used in conjunction with the RS-1B district schedule of the Zoning and Development By-law for developments in Riverside (Figure 1). They deal with important design criteria that should be considered in the planning and design of secondary dwellings. (Note: usually, but not necessarily, secondary dwellings would be developed subsequent to the principal one-family dwelling.) The guidelines should be consulted in seeking approval for conditional uses or the relaxation of regulations. They may also be helpful in designing developments involving outright approval.

Figure 1. Riverside RS-1B Zoning District



2 GENERAL DESIGN CONSIDERATIONS

2.3 Orientation

Siting of the principal one-family dwelling or special needs residential facility should respect the existing streetscape (Figure 2).

A secondary dwelling on a corner site should orient to the flanking street (Figure 3).

A secondary dwelling should be designed to respect the privacy of the principal dwelling, the neighbouring dwellings and the secondary dwelling. Secondary dwellings should have an identifiable presence at the street and a clear means of access to and from the street (Figures 2 and 3).

Figure 2. Orientation on Typical Site

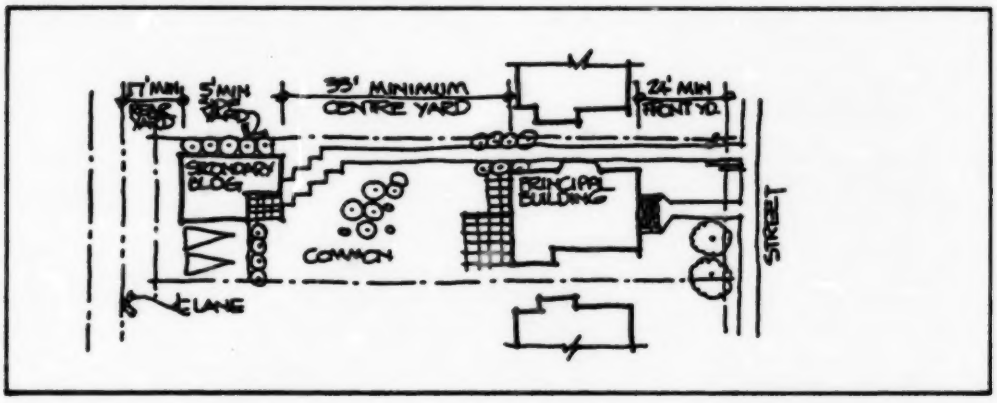
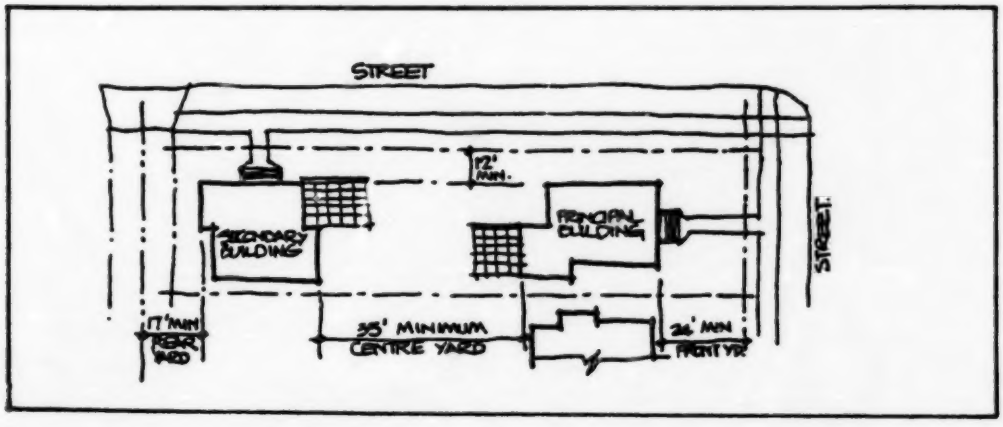


Figure 3. Orientation on Corner Site



2.8 Noise

It is essential that careful consideration be given to the acoustic environment of all residential developments. When evaluating development permit applications, the Director of Planning should consult with the Medical Health Officer with respect to the projected acoustic environment in those situations in which there is a concern about acoustics.

In order to provide a good quality acoustic environment, careful attention should be given to siting, orientation, design, and construction. The following list provides some indication of possible noise attenuation procedures:

(a) Orienting outdoor areas/bedrooms away from noise sources.

(b) Sheltering doors and windows from noise sources.

(c) Fencing.

(d) Glass walls around outdoor decks/patios.

(e) High walls around outdoor decks/patios.

(f) Glass block walls.

(g) Acoustically rated glazing.

(h) Sheltering of openable portions of windows.

(i) Provision of alternate ventilation.

(j) Managing interior noise levels.

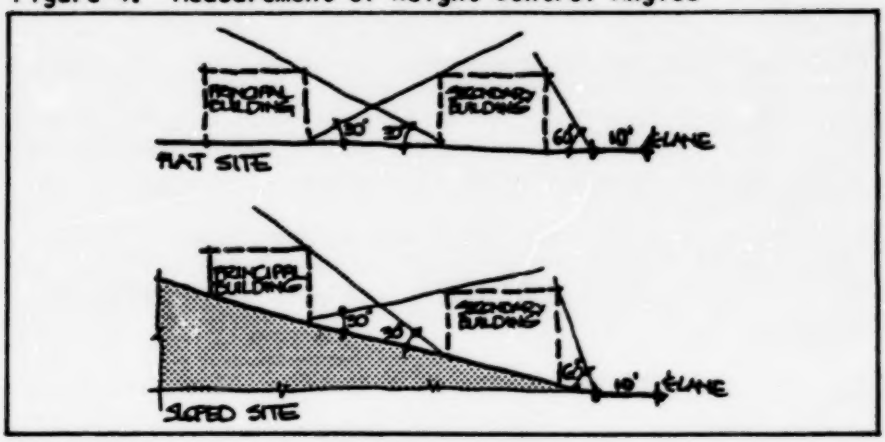
4 GUIDELINES PERTAINING TO THE REGULATIONS OF THE ZONING AND DEVELOPMENT BY-LAW

4.3 Height

Massing of a secondary dwelling should not dominate either the principal one-family dwelling or the lane.

Height control angles have been established to preserve daylight to both the principal and the secondary dwellings (Figure 4). Relaxation may be granted where the slope and/or orientation ensure adequate daylight to each dwelling.

Figure 4. Measurement of Height Control Angles

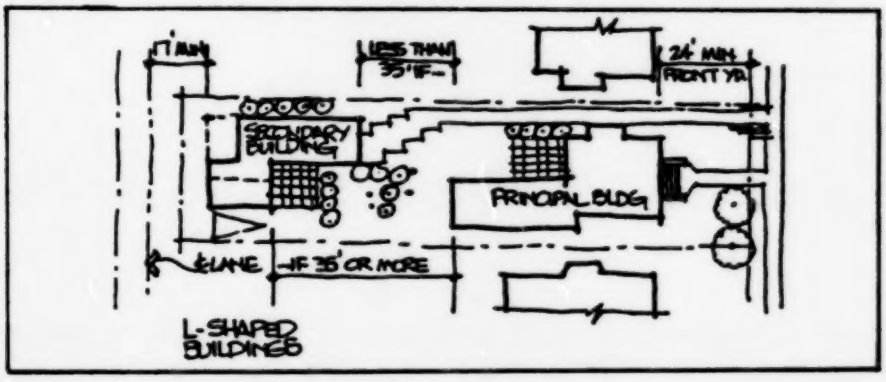


4.6 Rear Yard

A secondary dwelling should be located to the rear of the principal one-family dwelling. Placement of accessory buildings in a yard between a principal and a secondary dwelling is not encouraged.

Relaxation of the 35 foot yard between a principal one-family dwelling and a secondary dwelling may be allowed where it will enhance the privacy and useability of the yard (Figure 5).

Figure 5. Relaxation of Yard



4.9 Off-Street Parking and Loading

Parking should be located to the rear of the site.

7 OPEN SPACE

7.3 Private Open Space

Design of private open spaces for secondary dwellings and principal dwellings should preserve privacy and yet maintain a feeling of openness. Fences, landscaping, siting, and orientation are important in this regard.